

SCOTTSDALE

PLANNING COMMISSION MEETING

*** AMENDED MEETING NOTICE AND AGENDA**

*** MODIFIED ITEM NO. 3 DESCRIPTION TO INCLUDE INITIATION OF A CONDITIONAL USE PERMIT**



PLANNING COMMISSION BOARD

Michael D'Andrea, Chair
Ed Grant, Vice-Chair
Jay Petkunas

Matthew Cody
Michael Edwards
David Brantner
Erik Filsinger

Wednesday, September 14, 2011

5:00 P.M.

MARKED AGENDA

PLANNING COMMISSION MEETING

Call to Order – City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Roll Call – **All Present**

Minutes

1. Approval of August 10, 2011 Regular Meeting Minutes including Study Session.
2. Approval of August 24, 2011 Remote Hearing Minutes.

Item Nos. 1 & 2: Approved 7-0; Motion by Brantner, 2nd by Filsinger.

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote on all items on the Continuance Agenda and one vote on all items on the Expedited Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda.

Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

EXPEDITED AGENDA

- *3. 285-PA-2011 (Municipal Use Master Site Plan, Conditional Use Permit, and Rezoning Initiation)
Request by the City of Scottsdale, as the applicant, to initiate an amendment to the Municipal Use Master Site Plan (MUMSP) and Conditional Use Permit, for the purpose of considering the addition of energy generating facilities (i.e. solar power, pyrolysis (waste to energy), algae fuel, etc.); and to initiate a rezoning from the Open Space, Planned Community District, Environmentally Sensitive Lands (O-S/PCD/ESL) zoning designation to the Open Space, Planned Community District (O-S/PCD) zoning designation on 89.9 +/- acres of City owned properties located at 8787 E. Hualapai Road near the southwest corner of N. Pima Road and E. Hualapai Drive and the northwest corner of E. Union Hills Drive and N. 68th Street (old N. Pima Road alignment). Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Thyra Ryden-Diaz, 480-312-4327.**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING BRANDON LEBOVITZ AT (480-312-4213). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT BRANDON LEBOVITZ AT (480-312-4213).

Item No. 3: Moved to initiate case 285-PA-2011, including initiation of a Municipal Use Master Site Plan, initiation of an amendment of Conditional Use Permits, and initiation of a rezoning, by a vote of 7-0; Motion by Filsinger, 2nd by Edwards.

4. [590-PA-2010#2 \(Medical Marijuana Amendment Initiation\)](#)

Request by the City of Scottsdale, as the applicant, to initiate a text amendment to the City of Scottsdale Zoning Ordinance (No. 455), for the purpose of evaluating and modifying the requirements for medical marijuana uses. This effort is intended to review the 2011 implementation of the medical marijuana zoning regulations for dispensaries, dispensary cultivation, dispensary processing, caregiver cultivation, and rules for patients. **Applicant/Staff contact person is Kira Wauwie, 480-312-7898.**

5. [31-UP-2011 \(Twisted Lizard Tavern & Grille\)](#)

Request by applicant for a Conditional Use Permit for Live Entertainment in an existing 3,528 +/- square-foot building located at 10401 E. McDowell Mountain Ranch Road, with Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Joseph D. Goforth, 480-241-3735.**

Item No. 5: Recommended City Council approve case 31-UP-2011, per the staff recommended stipulations, by a vote of 6-1; Motion by Brantner, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Petkunas; Cody dissenting.

6. [5-TA-2011 \(Sign/Banner Text Amendment\)](#)

Request by City of Scottsdale for approval of a Text Amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455). This text amendment affects the entire City and proposes amendments to Article VIII. Sign Requirements. The purpose of these changes is to align temporary sign regulations with 2011 State Law resulting from HB 2500; allow qualifying directional event banners; and make minor clean-up changes to the Sign Requirements for temporary signs. **Applicant/Staff contact person is Kira Wauwie, 480-312-7898.**

7. [7-ZN-2011 \(The Showrooms on Hayden\)](#)

Request by applicant to amend the original zoning stipulations in case 19-ZN-1975 to allow for ingress/egress access to Hayden Road on a 7.65 +/- acre site located at 14000 N. Hayden Road, with Industrial Park District (I-1) zoning. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Ricardo Toris, 602-265-0094.**

Item No. 7: Recommended City Council approve case 7-ZN-2011, per the staff recommended stipulations, by a vote of 6-0; Motion by Brantner, after determining that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, 2nd by Filsinger; Edwards recused.

8. [7-AB-2011 \(Bond Residence\)](#)

Request by applicant to abandon the south 10 feet of a 25-foot right-of-way and public utility easement located along the northern property line of parcel 217-33-006F, located at 11250 E. Arabian Park Drive with Single-Family Residential District (R1-43) zoning. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Christy Wareing, 480-483-0713.**



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9. [35-UP-2011 \(Brown's Classic Autos\)](#)

Request by applicant for a Conditional Use Permit for restoration and storage of rare, unusual or antique autos in suites 102 and 103, totaling 3,300 +/- square feet of an existing building located at 7895 E. Acoma Dr. with Industrial Park District (I-1) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Kim Morey, 480-383-8162.**

10. [1-ZN-2004#2 \(Valley Ho Expansion\)](#)

Request by applicant to modify the original zoning stipulations and amended development standards (case 1-ZN-2004) and approval of a new development plan for the addition of hotel rooms, meeting, parking, and ancillary facilities, allowing the hotel to expand on a 4 +/- acre site located at the southwest corner of Main Street and 69th Street, with Downtown, Residential/Hotel, Type 2, Planned Block Development, Downtown Overlay (D/RH-2 PBD/DO) zoning. Staff contact person is Kim Chafin, AICP, 480-312-7734. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 10: Recommended City Council approve case 1-ZN-2004#2, per the staff recommended stipulations, by a vote of 7-0; Motion by Brantner, after finding that the Planned Block Development Criteria have been met, and after determining that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, 2nd by Filsinger.

11. [9-ZN-2010 \(Diamondback Commons\)](#)

Request by applicant for approval of a zoning map amendment from Service Residential (S-R) zoning to Planned Unit Development (PUD) District zoning for a 0.84 +/- acre parcel located at 7312 E. Thomas Road. Staff contact person is Kim Chafin, AICP, 480-312-7734. **Applicant contact person is Court Rich, 480-505-3937.**

Item Nos. 4, 6, 8, 9, and 11: Moved to initiate case 590-PA-2010#2; and Recommended City Council approve cases 5-TA-2011 as amended, 7-AB-2011, 35-UP-2011, and 9-ZN-2010, per the staff recommended stipulations as amended, by a vote of 7-0; Motion by Grant, based upon the finding that the Conditional Use Permit criteria have been met, after determining that the proposed text amendment is consistent and conforms with the adopted General Plan, after finding that the Planned Unit Development Criteria have been met, and after determining that the proposed zoning map amendments are consistent and conform with the adopted General Plan, 2nd by Petkunas.

Adjournment – 6:17p.m.



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